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Codornices Park Berryman Reservoir

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ROYSTON, HANAMOTO, MAYES & BECK *landscape architects*

*= Royston, Hanamoto, Mayes
& Beck, landscape architects
Recr. Mun parks Berkeley*

Recreation Commission
City of Berkeley
Berkeley, California

Gentlemen:

The enclosed report on the Codornices Park - Berryman Reservoir Master Site Plan is hereby submitted for your consideration.

This report was prepared in final form by this office and includes explanation and support data prepared by the City of Berkeley.

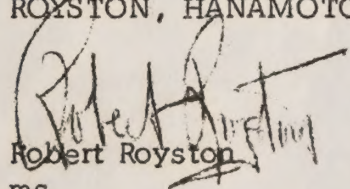
We have enjoyed working with you and the staff on this vital recreation project.

We suggest that the detail design and working drawings be carefully considered prior to construction in order to preserve the quality and unity of the park as projected.

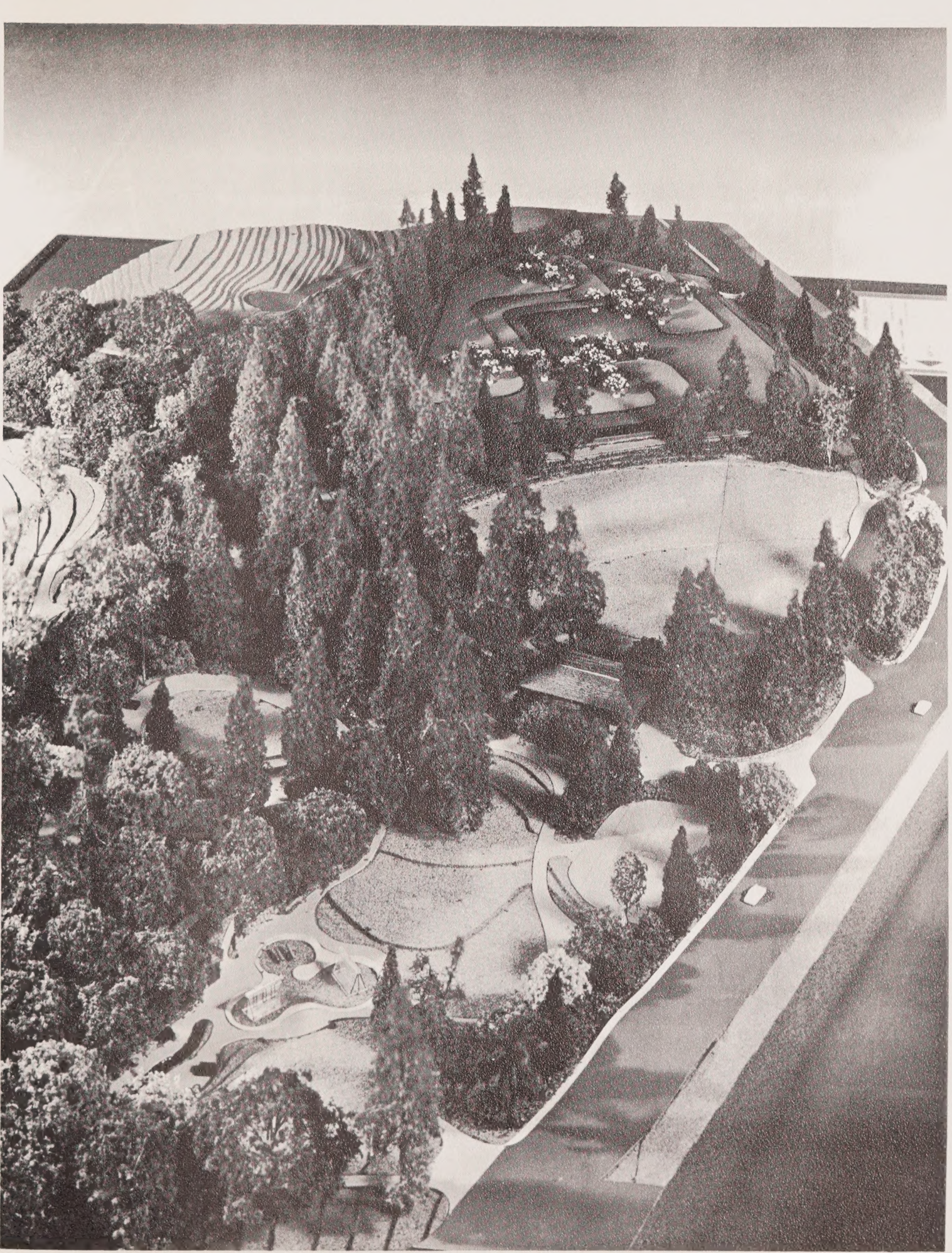
We have a strong personal and professional interest in the ultimate development of the park and would be pleased to assist in any discussion relative to the park development.

Sincerely yours,

ROYSTON, HANAMOTO, MAYES & BECK


Robert Royston
ms

April 8, 1963





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Report to the City of Berkeley
Development Plan - Berryman Reservoir

A Comprehensive Plan for the City of Berkeley and the State Park Commission
Berryman Reservoir

1964-1965

DEVELOPMENT OF THE MASTER PLAN
CODORNICES PARK - BERRYMAN RESERVOIR
City of Berkeley, California

Prepared by
Royston, Hanamoto, Mayes & Beck, Landscape Architects

The City of Berkeley, California, has a long and distinguished history of providing for the recreation and enjoyment of its citizens. The City has a large and beautiful park system, which includes the Berkeley Marina, the Berkeley Hills, and the Berkeley Reservoir. The City has a long and distinguished history of providing for the recreation and enjoyment of its citizens. The City has a large and beautiful park system, which includes the Berkeley Marina, the Berkeley Hills, and the Berkeley Reservoir.

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Master Site Plan
Codornices Park - Berryman Reservoir

A Cooperative Project by the City of Berkeley and the East Bay Municipal Utility District

BACKGROUND

For several months in 1956 and 1957 the Joint Committee on Recreation Planning studied the problem of adequate and reasonable recreation standards for the City of Berkeley. This committee consisted of representatives of the Recreation Commission, the Planning Commission, and the Board of Education. Its August 1957 report, Long Range Park and Recreation Plan, was in agreement with the Berkeley Master Plan, adopted in 1955, which recognized the need for adequate and varied recreational facilities and systems in the City of Berkeley.

These and such subsequent reports as a joint City-School study entitled Site Planning Potentials, April 1958 by Osmundson and Staley, Corlett and Spackman; a report by the Recreation Commission in October 1958 titled High Priority Recreational Needs; a Citizens' Advisory Committee report on a Proposed Capital Improvement Program for the City of Berkeley dated June 1959, have all consistently considered Codornices Park as being strategically located to provide district level recreation service to approximately 18,000 residents in the north hill area.

Codornices Park consists of approximately 11.5 acres (including the Berkeley Rose Gardens and tennis courts) of property under lease to the City until 1971 by the East Bay Municipal Utility District. The latter owns both this area and the adjacent Berryman Reservoir. The Park is located on the east side of Euclid Avenue south of Eunice Street.

The Park and the creek which runs through it were originally owned by Jose Domingo Peralta and named by him in 1818. The land was later acquired by the People's Water Company and leased to the City for a park in 1911. The East Bay Municipal Utility District now holds the lease which expires in 1971.

The park site is one of unusual terrain featuring a stream, hilly wooded areas, and open grass meadows. Present development and improvements include a dirt softball field, a basketball court, a play apparatus area, a director's office - storage building, picnic barbecue areas, an off-street parking area and a clubhouse building which, for safety reasons, was condemned several years ago.

EVOLUTION OF THE DESIGN PROGRAM

Originally, it was anticipated that the Berkeley Unified School District would join with the City in development of the Park inasmuch as it was felt that a

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EVOLUTION OF THE DESIGN PROGRAM

Originally, it was anticipated that the Berkeley Unified School District would join with the City in development of the Park inasmuch as it was felt that a

new junior high school would be built on the site. This proposal included the roofing of the entire 6 acre Berryman Reservoir and conversion of it into a part turfed, part hard-surfaced play area for school use. In late 1958 however, the Board of Education decided not to build such a school and, to meet enrollment needs, to expand and improve Garfield Jr. High School. Although eliminating the possibility of a school at this site, this did not eliminate the need for district level recreation service in this area. This necessitated the re-valuation of earlier recommendations for improved recreation facilities.

Coordination of park and reservoir planning was assured when both the City and the District retained the same landscape architects: Royston, Hanamoto, Mayes & Beck. Throughout the analysis and determination of the development program for the Park, the following parties participated with the landscape architects, and enjoyed full and complete cooperation with the East Bay Municipal Utility District:

City of Berkeley:

Gene Saalwaechter, Director of Recreation and Parks
James Martin, Director of Public Works
Clare Gagnon, Assistant Director of Public Works
James A. Barnes, Director of Planning and Assistant City
Manager - Plans & Programs

Neighborhood Advisory Committee:

Mrs. Joseph Kamiya
Mrs. Florence D. Gray
Francis Violich
Calder Hayes

Recreation Commission and Civic Art Commission:

Andrew Gotzenberg

In addition to existing park development, the proposals were concerned with a 2-1/2 acre expansion into, and a corresponding decrease in the size of, Berryman Reservoir. This alternative to the original plan was agreed upon when the School District decided not to build at this site. This extended development at Codornices Park was dependent upon passage of a park and recreation bond issue at the June 7, 1960 election. These bonds did not receive the necessary 2/3's vote, and revisions were therefore undertaken. The administration, the Commissions concerned, and the City Council worked on development of an expanded capital improvement program on a pay-as-you-go basis and the general proposal received City Council approval in August 1961.

Subsequently, concentrated effort has gone into the development of a master

site plan for Codornices Park and Berryman Reservoir, cost estimates have been prepared, and tentative agreements as to division of cost and work responsibility and to property ownership relationships have been arrived at by the administrative officials of both City and East Bay Municipal Utility District. This report presents these matters for your review and approval.

DESCRIPTION OF THE MASTER SITE PLAN

Summary of Facilities: A series of conferences has been held in which all the concerned parties, including the neighborhood citizens' committees, actively participated in the review of diagrammatic studies which were made to determine the desired relationships of programmed elements and circulation between these elements. These extensive meetings resulted in the incorporation of valuable refinements into the Master Plan. The result is a long-range program of facilities which aims at utility and beauty, which meets the needs of the neighborhood and the district, and which is consistent with the over-all City recreation plan and the size of the available area. In summary, this long-range program includes the following:

A full-size baseball diamond and turf field; available also for softball, "Little League" baseball, and touch football use. This facility will occupy the expansion into the Berryman Reservoir.

One combination basketball-volleyball paved court.

Family and large group picnic areas and view points.

An elementary school-age creative play area.

A pre-school age "tot lot" area.

A neighborhood recreation clubhouse (3,500 sq.ft.) to include a large social room, rest rooms, director's office and storage.

An outdoor stage area.

Free-play lawn space related to family picnic areas.

Pleasant paths and sitting areas which features arbors.

An off-street parking area.

Nature trails.

It should be noted that a district-size recreation building (8,000 sq.ft. or more) is not recommended because of the location of Live Oaks Community Center (12,000 sq. ft.) within the district service area. In addition, it was recognized that some off-street parking was both desirable and essential, but not to the extent that it would require

elimination of any of the above use facilities. The plan also envisions additional park paths, and the improvement of sidewalks along Euclid Avenue.

Summary of Details: The natural dramatic situation, the large groves of trees, and the nature trails of Codornices Park have long been enjoyed. These existing qualities are both retained and emphasized in the Master Plan.

Inherent in the program is provision for recreation areas for all age groups, and the shape and placement of these use areas has been determined to a great extent by the existing topography and natural growth.

The recreation building is located near Euclid Avenue in a grove of trees adjoining the baseball diamond and overlooks the open meadow provided for free play below. Service access is provided directly to the building, and parking is provided adjacent to the ball diamond and at the level of the upper floor of the building. This two-story building permits the lower rooms to open to a large terrace, and the upper floor to open to a large deck penetrated by existing trees. From this level one can walk to the view shelter overlooking the Bay across Euclid Avenue. It functions as a central administrative and control point, acting as a link between the active areas both above and below.

The existing path system throughout the park is modified to exploit more pleasant, easier slopes, and to render more accessible the various view points, picnic areas, and open spaces.

The circular open space across the valley from the community building is formed by steep slopes which now exist. These banks form a natural arena overlooking the view. The small arbors, which contain picnic tables and other seating, form an integral part of this area. The circular lawn surface can be used as free play area or an outdoor stage area, and activity or performance will be viewed against the dense background of existing trees. Adjoining this arena is a terrace from which one can view the activities of the lower turf area and pre-school playground.

The many paths placed at different locations throughout the park provide connections between the various activities, but are primarily ends in themselves -- the pleasant quiet walk, the study of plants or birds, a place to enjoy the view of the City and Bay, or to watch children at play in the areas usually located below these trails.

The turf baseball diamond is the major open play area of the park. This area will be screened by planting from both the street and the houses above. The sidewalk is continued along Euclid Avenue and passenger loading and unloading near the community building.

The paths throughout the park will be decomposed granite or redrock of fine texture firmly set. Terraces in the vicinity of the building are of exposed aggregate concrete. The combination volleyball and basketball court is of asphalt,

the edge of which extends in a free line beyond the limits of the play area, therefore suggesting that it is available for other game uses. The shape conforms to the shape of the terrain.

Bicycles and automobiles are, of course, kept to the periphery of the park. Trees selected for color of foliage, flower, and contrast habit will be placed in appropriate locations, and peripheral buffer planting will be provided where necessary. Lawn is used in any area that is sufficiently open. These areas can be used both for free play and to present the appearance of open green meadows between the groves of trees.

Berryman Reservoir: From an aesthetic point of view, it is fully recognized that open water in a park setting is a most desirable attribute for the neighbors and citizens of the community. From a practical point of view however, the overwhelming bulk of opinion among health and water technicians is, and has been for many year, that potable water storage reservoirs should be enclosed to protect and enhance the quality of the water. To this end, the East Bay Municipal Utility District has, for over six years, been implementing its adopted policy which calls for the covering of all distribution reservoirs, with the following priorities: First, new reservoirs to be built under the Water Development Program; Second, reservoirs scheduled for modernization under the program; Third, existing uncovered reservoirs. Berryman Reservoir occupies the position of the sixth out of nine open reservoirs to be covered.

The covering program, which is recommended by the State Department of Public Health and the American Water Works Association, is designed to establish and insure the integrity of filtered water storage throughout the entire system. The threat of contamination and the lowering of the quality of the filtered water are not selective according to neighborhood. Complete integrity of the total supply cannot be achieved by covering some reservoirs while leaving the others open. Responsibility lies in insuring that integrity is just as real in areas served by one reservoir as in others.

Experience has shown that means to the contamination and deterioration of open-water reservoirs -- which are preventable by covering -- include the following:

1. Throwing objects in reservoirs, either maliciously, carelessly, or for sabotage.
2. Bird contamination.
3. Wind-blown contamination.
4. Chironomoid development (gnat larvae).
5. Algae development.
6. Surreptitious bathing.
7. Possible future radioactive fallout.

The water stored in East Bay Water distribution reservoirs is considered technically -- and in fact is -- a beverage for human consumption which has been handled and treated in such a way as to make it as pure and of the highest quality as is possible. It is logical, therefore, that at this point in the distribution system, this water is entitled to the same care and protection which the law requires the distributor of any beverage for human consumption to provide for his product.

This being the case, the East Bay Municipal Utility District has cooperated to the fullest extent in an effort to make the covering of the Berryman Reservoir an enhancement and contiguous element to the Codornices Park area. As stated earlier, when original proposals had in mind that a school would be built on the site, East Bay Municipal Utility District joined in the concept of utilizing the entire reservoir cover for a large turfed play area -- despite extremely high costs due to structural deficiencies. When the school idea was abandoned, East Bay Municipal Utility District cooperated further by agreeing to reduce the size of the Reservoir, to allow space for the 2-1/2 acre turfed field. In addition, East Bay Municipal Utility District has agreed to sell all of its lease holdings to the City. These include the extension into the reservoir, the Rose Gardens and adjacent tennis courts, and Codornices Park itself.

One result of these negotiations is that concentrated effort has gone into the Master Site Plan development to allow integration of the Berryman Reservoir landscape as an additional amenity to the Park, and the visible impression of the reservoir will be that of a contoured landscape composed of rock of various colors on changes of level and accentuated by appropriate planting.

CARRYING OUT THE PLAN

Elements of an Agreement: At the same time, as design studies were underway of both the park and reservoir roof, representatives of the City and District were discussing the manner in which the cooperative project could be constructed and operated. These discussions included the problem of transfer of title of land to be used for recreation purposes to the City. It was agreed early in the discussions that the 2-1/2 acre turfed field and the reservoir project would have to be designed and constructed at the same time, and that the District was best equipped to prepare the engineering plans, to award the contracts, and to supervise the construction. This required that estimates be prepared of the costs that would be City responsibility. It was also decided that to make this cooperative project feasible, a formal agreement covering these problems would be necessary. The essential elements of such an agreement as developed by the representatives of the City and the District are summarized briefly as follows:

1. The District agrees to sell the lands to be used for park purposes to the City. This includes the Rose Gardens and tennis courts area, the extension into the reservoir, and Codornices Park itself.
2. With reference to the 2-1/2 acre extension into the reservoir, the

District agrees to prepare plans and specifications for earth fill, drainage facilities, and other improvements. Further, the District agrees to reconstruct and roof Berryman Reservoir. The District agrees to complete the work provided for in these plans and specifications not later than January 1, 1966.

3. The City agrees to pay the District the actual cost of the following work:
 - a. Deepening Berryman Reservoir bowl to elevation 476 feet to allow a reservoir capacity of 15,000 gallons.
 - b. Construction of a new dam embankment to retain Berryman Reservoir.
 - c. Construction of a new inlet-outlet line; made necessary by the deepening of reservoir.
 - d. Earthwork and drainage for the turfed field, the parking lot, and the overlook hill.
 - e. Construction of a five-foot sidewalk onto Euclid Avenue contiguous to the 2-1/2 acre parcel.
4. The District will pay all other costs of the work provided for in the plans and specifications, including the reservoir and reservoir roof, the perimeter roadway, the landscaping of lands to be retained by the District, necessary walls, and fencing to protect the reservoir, and a five-foot sidewalk adjacent to the Euclid Avenue curb and contiguous to lands to be retained by the District.

Summary of Preliminary Cost Estimates: Representatives of the City of Berkeley have reached agreement with representatives of the District on costs of land acquisition, on the City's share of reservoir work and park construction to be done by the District. A list of the costs of the activity areas of the park is included to assist in financial and construction staging.

Land Acquisition (at \$6,000 per acre)

2-1/2 acre parcel (extension into Reservoir)	\$ 15,000
Codomices Park, Rose Garden, and Tennis Courts	69,000

City Work to be Done by the District 157,000

Finish work on turf field, parking lot, and overlook hill	48,000
Recreation Clubhouse	75,000

Balance of Park Development

Recreation building terraces and adjacent area	\$ 17,919	
School Age Play Area	13,000	
Basketball Court and Adjacent Area	5,975	
Picnic & View Observation Area	20,579	
Turf Areas	38,212	
Tot-Lot	8,830	
Parking Lot and Adjacent Area	13,419	
Picnic Areas	15,000	
Passive Areas	12,500	
Plants and Planting	13,066	
Irrigation	15,000	
Lighting	15,000	
Building Site Drainage	<u>1,500</u>	
		<u>190,000</u>

Total Cost \$554,000

It is not anticipated, of course, that all of this work will be done in the immediate future. Budgeting funds for acquisition of the 2-1/2 acre parcel and for City work to be done by the District must be coordinated with the District's plans and construction schedule. The purchase of the park itself should occur before expiration of the lease in 1971. The clubhouse is already scheduled for early construction, and the balance of park development will be scheduled in stages as a part of the City's total "pay-as-you-go" program.



 **CODORNICES PARK**
CITY OF BERKELEY, CALIFORNIA

ROYSTON . HANAMOTO . MAYES & BECK
LANDSCAPE ARCHITECTS
555 CLAY STREET SAN FRANCISCO

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